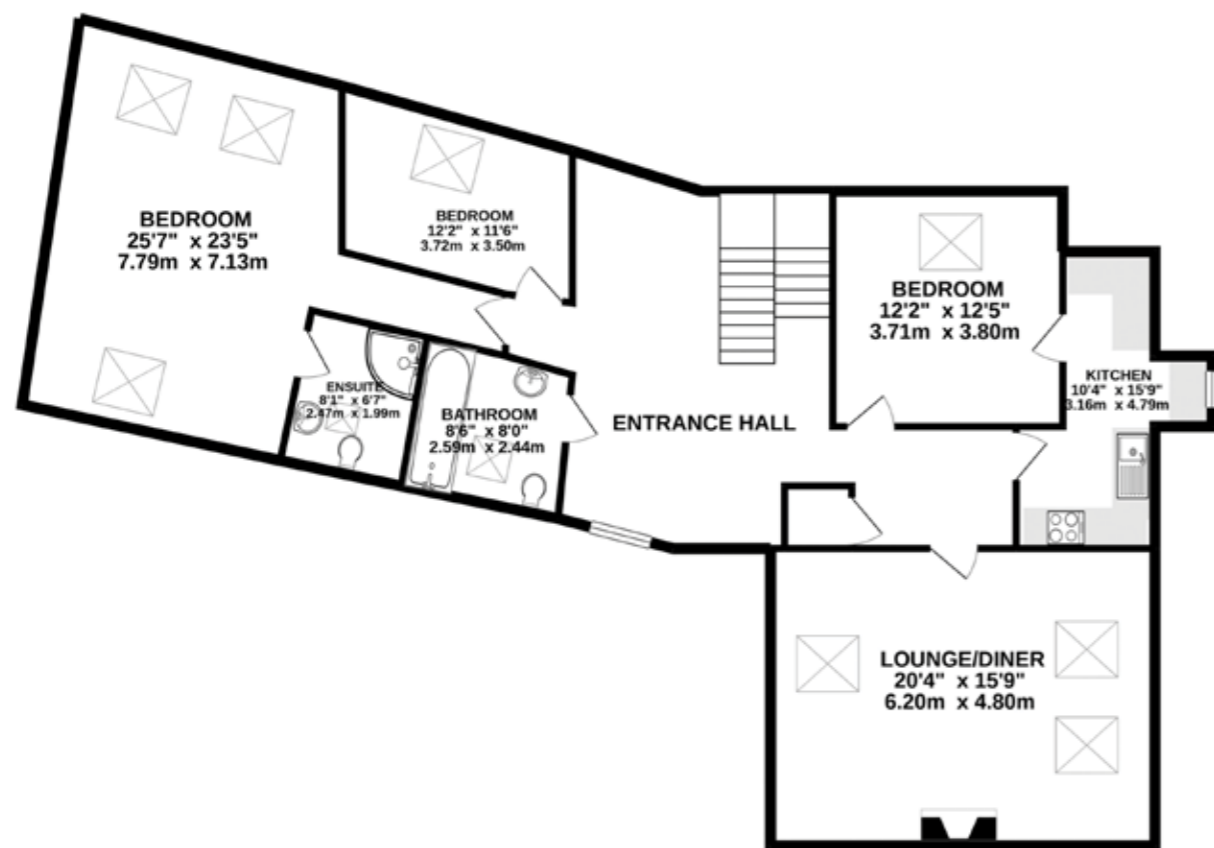
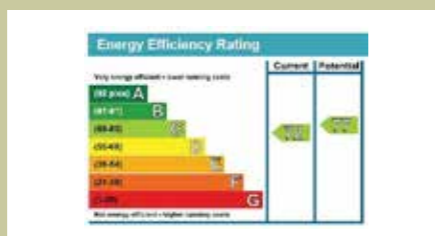


29 EASTGATE
Macclesfield
£239,000

GROUND FLOOR
1469 sq. ft. (136.4 sq. m.) approx.



TOTAL FLOOR AREA: 1469 sq. ft. (136.4 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Macclesfield
80-82, Waters Green, MACCLESFIELD SK11 6LH
01625 511367 macclesfield@gascoignehalman.co.uk

gascoignehalman.co.uk



A superb modern THREE BEDROOM penthouse apartment situated in a sought after development close to the town centre and train station, with a high standard of fixtures and fittings, spacious and versatile accommodation and off road parking for two cars. NO ONWARD CHAIN.

GASCOIGNE HALMAN

- Superbly appointed Penthouse Apartment - NO VENDOR CHAIN
- Three good size Bedrooms
- Convenient Location close to station and town centre
- En-suite Shower Room and 2nd bathroom
- Off Road Parking for two cars
- Ideal for a variety of purchasers, including buy to let investors

£239,000

29 EASTGATE
Macclesfield



DESCRIPTION

Eastgate is located just a short stroll from Macclesfield town centre and the train station and comprises a mixture of modern purpose built town houses and apartment buildings. This particular penthouse apartment benefits from a spacious private entrance hall a larger than average, 20ft lounge, with windows to two sides giving a light and airy feel, whilst the third bedroom could be used as a dining room and gives access to the kitchen fitted with a number of integrated appliances. The generously sized main bedroom has a range of fitted wardrobes and an en-suite shower room, and the second bedroom is complemented by a well appointed bathroom fitted

with a three piece suite. The property benefits from gas fired central heating, double glazing, ample residents' and visitors' parking, and is set within communal grounds. It must be viewed at the earliest opportunity to fully appreciate the convenient location and well presented accommodation on offer.

LOCATION

Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty minutes away by car and the railway

station in Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

DIRECTIONS

Leaving Macclesfield along Buxton Road, take the first turning on the left hand side into York Street and left again into Eastgate and the apartment can be found in the first building on the left hand side. POSTCODE : SK10 1GD

TENURE

We are informed by our client that the property is leasehold with a residue of around 990 years and subject to a ground rent of £50 per annum. The service charge for upkeep of all communal areas is payable monthly at £237.80 to Peverill

Management. Prospective purchasers are advised to confirm these points with their solicitor.

SERVICES (NOT TESTED)

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

LOCAL AUTHORITY

Macclesfield Borough Council. Council Tax Band : E

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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